

Residential (General/Single) **RESIDENTIAL**

# 5905 RIVER RUSH CT

SUGAR HILL, GA 30518

**\$462,014** TopHap Estimate · confidence 91 · as of Jul 14, 2026



**0.98 ac**  
LOT SIZE

## VALUATION

**\$462K**

\$421K low

\$503K high

Est. Owner Equity

**\$462,014**

## TAX & ASSESSMENT

Property Tax

**\$424 (2025)**

Assessed Value

**\$800**

|                       |         |
|-----------------------|---------|
| Previous Assessed     | \$800   |
| Assessor Market Value | \$2,000 |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | Gwinnett                     |
| Lot (acres)   | 0.98                         |
| Heating       | None                         |
| Pool          | Yes                          |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 42<br>FLOOD | 13<br>WILDFIRE | 87<br>HEAT | 95<br>STORM | 41<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Sycamore Elementary School | Elementary | KG–5   | 1.3 mi   |
| Lanier Middle School       | Middle     | 6–8    | 1.8 mi   |
| Lanier High School         | High       | 9–12   | 3.2 mi   |

District: Gwinnett County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 30518**

|                          |                            |                             |                                    |                         |                        |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>89</b><br>CRIME INDEX | <b>81</b><br>AIR POLLUTION | <b>60,951</b><br>POPULATION | <b>\$99K</b><br>MEDIAN IN-<br>COME | <b>60°F</b><br>AVG TEMP | <b>61%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|